



# City of Jonesboro

900 West Monroe,  
Jonesboro, AR 72401  
<http://www.jonesboro.org/>

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, June 14, 2011

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

**MIN-11:049** Minutes May 10, 2011  
**Sponsors:** Planning  
**Attachments:** [MAPCMeetingMinutes\\_May 10 2011](#)

### 4. Subdivisions

**PP-11-12** FP 11-05: Final Subdivision - Brookstone PH 4  
**Sponsors:** Planning  
**Attachments:** [BrookstonePhase4\\_Drawings](#)  
[FP 11-05 Brookstone Subdivision Phase IV-Final](#)

**PP-11-13** FP 11-06: Final Subdivision - Hill Park Addition  
**Sponsors:** Planning  
**Attachments:** [HillParkAddition\\_FinalPlans](#)  
[FP 11-06 Hill Park Addition-Final](#)

**PP-11-14** Final Subdivision - Willow Creek Ph 2  
Final Development Plan Review: Final: Andrew Braxton (Peak Land Co.), Applicant; PH-J, LLC, Owner request Final Approval for: Willow Creek Apartments, Phase II, Planned Development: Located: S. Caraway Rd., North of Golf Course Dr., South of Fox Meadow Ln.; West of the terminus of Craighead Forest Rd.  
**Sponsors:** Planning  
**Attachments:** [FDP-Final Review\\_Willowcreek](#)

**PP-11-15** RP 11-21 Replat  
Steve Schmidt represents the Owners of 1105 Roxbury Narrows, Lot 2 of Highland Forest Second Addition requests MAPC approval of a replat on an existing street having less than the required 60 ft. public right of way width.  
**Sponsors:** Planning

**Attachments:** [highlandforrestreplat](#)

**PP-11-16**

FP 11-08 Merrell Estates Phase II- Final- Applicant/Agent/ Owner: Mark Morris and Engineer / Surveyor: Carlos Wood/HKB request MAPC approval of a Final Subdivision Plan.

Location: Property Location: Hwy. 49S to north terminus of Adam Dr.- Total Acres: 7.60 acres +/- / (257,899.62 sq. ft.); Proposed Lots: 25

**Sponsors:** Planning

**Attachments:** [MerrellEstates\\_PhaseII\\_Drawings](#)  
[FP 11-08 Merrell Estates Phase II-Final](#)

**5. Site Plan Reviews**

**SP-11-05**

SP 11-132 Northeast Arkansas Exposition and Conference Center, Location: Highway 49 (7001 E. Johnson Ave.)

Craighead County Fair Association requests MAPC approval of the Site Plan

**Sponsors:** Planning

**Attachments:** [NEAExpositionandConferenceCenter\\_Drawings](#)  
[SP 11-13 NEA ExpositionConferenceCenter StaffReport\\_Site Plan Review](#)  
[ORD-11 026](#)  
[Traffic-Study-Report](#)

**SP-11-06**

SP 11-06 Site Plan Review

Mr. Robert Rees request MAPC approval of Bowers Farm Apartments, located at 1200 Commerce Dr. for 256 units (32 8-plex buildings), for property recently rezoned to RM-12, Low Density Multi-Family Residential.

**Sponsors:** Planning

**Attachments:** [BowersFarm\\_1200 Commerce Dr. Apartments](#)  
[SP 11 06 Bowers Farm\\_Robert Rees\\_StaffMemo](#)  
[ORD11 032](#)

**6. Conditional Use**

**7. Rezoning**

**RZ-11-13**

RZ 11-13 Jack Whitehead requests rezoning from R-1 to RM-8 for 1.4 acres located at 5306 Apt Drive (located on the east side between Hwy. 1 and Hwy 163B)

**Sponsors:** Planning

**Attachments:** [RezoningPlat](#)  
[RZ11\\_13RezoningApplication](#)  
[RZ11-13StaffReport\\_5306APTDR](#)

**RZ-11-10**

RZ 11-10: Nina Hedger, Estate Administrator requests MAPC approval of a rezoning

from R-1 to RM-8 Low Density Multi-family for 17.27 acres.

Location: South side of Greensboro Rd, and East Side of N. Caraway Rd., Acreage at the rear of 1008 N. Caraway Rd. (No action taken, this Item remained tabled in the May 10, 2011 MAPC Meeting)

**Attachments:** [RezoningPlat Hedger](#)  
[RezoningApplication Hedger](#)  
[RZ 11-10- Hedger NCaraway Greensboro StaffReport](#)  
[Conceptual Layout](#)

**Legislative History**

4/12/11	Metropolitan Area Planning Commission	Tabled
5/10/11	Metropolitan Area Planning Commission	Tabled

**8. Staff Comments**

**COM-11:045** SFR 11-228 Location: 3125 Horseshoe Trail- Tim Rook requests MAPC approval of an accessory dwelling space above a shop-garage on 3.25 acres in R-1 - Residential.

**Sponsors:** Planning

**Attachments:** [Application AccessoryDwelling - R-1](#)

**COM-11:013** Discussion of MAPC Bylaws- Voting Procedures:

All actions taken in an administrative or recommending capacity (including, but not limited to recommendations on special use permits, subdivisions, rezonings, annexations, text amendments, site plan review, planned developments, land use plans, master street plan, or comprehensive plan amendments, shall be complete and shall include a finding of fact, listing what the Commission determines to be relevant facts in the case in order to eliminate misleading statements, hearsay, irrelevant, and incomplete recommendations to City Council.

Item Remained Tabled 5/10/11 by MAPC.

**Sponsors:** Planning

**Attachments:** [Planning Commission Voting Procedure](#)  
[MAPCBylawsFinal\\_2009](#)  
[MAPC Bylaws 2011 Proposed Changes](#)

**Legislative History**

2/8/11	Metropolitan Area Planning Commission	Read
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**9. Adjournment**